



Order Filed on December 21, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

**RUSSELL LOW, ESQ. RLL-4745**

LOW & LOW, LLC

Attorneys at Law

505 Main Street

Hackensack, NJ 07601

(201) 343-4040

Attorneys for Debtor

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IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY

IN RE: : CHAPTER 13

Tony Kostovski : CASE NO. 18-21079

Debtor : The Honorable Rosemary Gambardella

: Hearing Date: December 16, 2020 at 10:00 a.m.

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**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

<b>Recommended Local Form:</b> <input type="checkbox"/> Followed <input type="checkbox"/> Modified
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The relief set forth on the following pages number two (2) to page two (2) is hereby  
**ORDERED.**

**DATED: December 21, 2020**

A handwritten signature in cursive script that reads "Rosemary Gambardella".  
Honorable Rosemary Gambardella  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as: **5 Sewall Ave. #B4 Clifton, NJ 07011.**

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. § § 363 (b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.

<b>Name of Professional</b>	<b>Amount to be Paid</b>
Michael Cannataro, Esq.	\$1,500.00 flat fee
Johnny Rojas	\$7,950.00 (5% commission)
Russell L. Low, Esq.	\$1,750.00

Services Rendered: Real Estate Attorney, Realtor, and Chapter 13 Attorney
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3. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
4. The balance due to Community Loan Servicing, LLC as of the date of closing must be paid in full from a pay-off provided to at closing from the proceeds of the sale of the Property.
5. A mortgage payoff will be requested by the debtor's real estate attorney at least 10 business days in advance of the closing.
6. The balance to complete the Chapter 13 Plan at 100% as of the date of closing must be paid in full from the sale proceeds.

7. As there is also a pending motion to sell the debtor's other property at 79 Getty Ave., Apt 3A Clifton, NJ 07011, funds to pay off the plan at 100% should be paid from whichever sale closes first.

8. The sale of the property must take place within 120 days after the entry of this Order.

9. A copy of the closing disclosure must be forwarded to the Chapter 13 Trustee 7 days after closing.

10. The 14 day stay under Bankruptcy Rule 6004(h) is hereby waived.